



**Town of Hamilton Planning Board  
PO Box 429, 577 Bay Road  
Hamilton, MA 01936  
978-468-5584**

## **AGENDA**

**Tuesday, March 15, 2016 – 6:00 PM – Hamilton Town Hall, Memorial Room**

1. **PUBLIC HEARING – Citizens Petition** - In accordance with MGL c 40A, Sec.5, the Planning Board will hold a public hearing regarding a Citizens Petition Article (2016 ATM Section 3 -3 ) which is a proposal to authorize the Planning Board to undertake Site Plan Review for the Town and all changes to the Hamilton Zoning Bylaw necessary to effectuate that change.
2. **SITE PLAN REVIEW RECOMMENDATION** – 248 Bay Road; An application for a Site Plan Review to the ZBA has been requested by the Turnbuckle Realty Trusty for a bakery/café/residential project with some retail food and merchandise sales on the first floor and a two bedroom residential unit apartment on the second floor. Accordingly, the Planning Board will discuss and prepare a recommendation for the Site Plan in order to forward to the ZBA. The site is within the Business District.
3. **PUBLIC HEARING** – In accordance with MGL c 40A, Sec.5, the Planning Board has held a public hearing regarding proposed changes to the Hamilton Zoning Bylaw and closed the hearing as of February 23, 2016. The Board will discuss and vote proposed changes to the Hamilton Zoning Bylaw in preparation of a recommended zoning article to 2016 Annual Town Meeting.
4. **ANR – 54/75 Beech Street** - Property at 75 Beech Street to be subdivided in order to deed a small triangle of property to 54 Beech Street.
5. **BOARD BUSINESS** – Updates from other boards, committees, activities – HDC; CPC; ZBA cases; reminder re Annual Ethics Filings; etc.
6. **MINUTES** – Feb 23, 2016; March 3, 2016.

\* **Next meeting dates:** April 5, 2016; April 19, 2016; May 3, 2016; May 17, 2016.